

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
222 St. Louis Street, Room 348  
July 19, 2021  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

**1. June 21, 2021**

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at the River Center Branch Library, 250 North Boulevard, Baton Rouge, LA 70802, 4th-floor meeting room during the meeting. All persons entering the library must wear a mask.

All comments will be streamed live to the Metropolitan Council Chambers and broadcast on [www.brla.gov](http://www.brla.gov), on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). The Planning Commission meeting will also be streamed live to the River Center Branch Library meeting room. Comments submitted prior to 4:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

None

**CONSENT - ITEMS FOR DEFERRAL**

None

**CONSENT - ITEMS FOR APPROVAL**

None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

2.    **PA-11-21**    **6275 Siegen Lane** To amend the Comprehensive Land Use Plan from Industrial to Commercial on property located on the southeast side of Siegen Lane, north of Cedar Park Avenue, on Lot B-2-B of the Cloverland Subdivision. Section 67, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)
3.    **Case 45-21**    **6275 Siegen Lane** To rezone from Light Industrial (M1) to Heavy Commercial One (HC1) on property located on the southeast side of Siegen Lane, north of Cedar Park Avenue, on Lot B-2-B of the Cloverland Subdivision. Section 67, T7S, R1E, GLD, EBRP, LA (Council District 11-Adams) [Application](#)
4.    **PA-12-21**    **10555 Mollylea Drive** To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the north side of Mollylea Drive, west of Eileen Drive, on Tract A of the Emerson J. Reese Property. Section 65, T7S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) [Application](#)
5.    **Case 46-21**    **10555 Mollylea Drive** To rezone from Single Family Residential (A1) to Heavy Commercial One (HC1) on property located on the north side of Mollylea Drive, west of Eileen Drive, on Tract A of the Emerson J. Reese Property. Section 65, T7S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) [Application](#)
6.    **PA-13-21**    **8178 Innovation Park Drive** To amend the Comprehensive Land Use Plan from Compact Neighborhood to Commercial on property located on the south side of Innovation Park Drive, east of Burberry Court, on Lot 3-D-1-A-1 of the Baton Rouge Area Foundation Property. Section 41, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
7.    **Case 47-21**    **8178 Innovation Park Drive** To rezone from Rural to Heavy Commercial One (HC1) on property located on the south side of Innovation Park Drive, east of Burberry Court, on Lot 3-D-1-A-1 of the Baton Rouge Area Foundation Property. Section 41, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
8.    **PA-14-21**    **2944 Crater Lake Drive** To amend the Comprehensive Land Use Plan from Industrial to Commercial on property located on the east side of Crater Lake Drive, south of Great Smoky Avenue, on Lot 63 of the South Park Forest Subdivision, Second Filling. Section 49, T6S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) **Related to Case 38-21**
9.    **Case 38-21**    **2944 Crater Lake Drive** To rezone from Light Industrial (M1) to Heavy Commercial One (HC1) on property located on the east side of Crater Lake Drive, south of Great Smoky Avenue, on Lot 63 of the South Park Forest Subdivision, Second Filling. Section 49, T6S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) **Related to PA-14-21** [Application](#)

10. **PA-15-21 10217 Mammoth Avenue** To amend the Comprehensive Land Use Plan from Industrial to Commercial on property located on the north side of Mammoth Avenue, east of West Perdue Drive, on Lot 151-A, South Park Forest Subdivision, Fifth Filing. Section 36, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) **Related to Case 51-21**
11. **Case 51-21 10217 Mammoth Avenue** To rezone from Light Industrial (M1) to Heavy Commercial One (HC1) on property located on the north side of Mammoth Avenue, east of West Perdue Drive, on Lot 151-A, South Park Forest Subdivision, Fifth Filing. Section 36, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) **Related to PA-15-21** [Application](#)
12. **Case 39-21 7310 Airline Highway, Suite I** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the west side of Airline Highway, north of Winbourne Avenue, east of Victoria Drive, on Lot 6-B of Victoria Farms. Section 49, T6S, R1E, GLD, EBRP, LA (Council District 6-Dunn Jr.) [Application](#)
13. **Case 40-21 1148 O’Neal Lane** To rezone from General Office Low Rise (GOL) to Heavy Commercial One (HC1) on property located on the west side of O’Neal Lane, north of East Riverdale Avenue, on Tract X-6 of Baton Rouge Homesites, Inc. Property. Section 39, T7S, R2E, GLD, EBRP, LA (Council District 8-Amoroso) [Application](#)
14. **Case 41-21 5151 Plank Road, Suite 130** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the west side of Plank Road, south of Lorraine Street, on a portion of the Delmont Village Shopping Center within Delmont Place, Squares 13 and 14. Section 55, T6S, R1E, GLD, EBRP, LA (Council District 10-Coleman) [Application](#)
15. **Case 42-21 14060 Florida Boulevard** To rezone from Rural to Light Commercial Three (LC3) on property located on the south side of Florida Boulevard, west of Ponderosa Drive, on Lot 17-A of Florida Highway Acres. Section 5, T7S, R2E, GLD, EBRP, LA (Council District 4-Moak) [Application](#)
16. **Case 43-21 7611 Burbank Drive** To rezone from Small Planned Unit Development (SPUD) to Light Commercial Two (LC2) on property located on the northeast side of Burbank Drive, east of South Kenilworth Parkway, on Tract A-3-1-B-1 of Chatsworth Planation. Section 5, T8S, R1E, GLD, EBRP, LA (Council District 3-Gaudet) [Application](#)
17. **Case 44-21 2863 and 2873 O’Neal Lane** To rezone from Rural to Light Commercial One (LC1) on property located on the east side of O’Neal Lane, North of South Harrell’s Ferry Road, on Tract A of the H. Roland Neames Property. Section 46, T7S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)

18. **Case 48-21 1700-1800, 1806 and 1794 Staring Lane** To rezone from Single Family Residential (A1) to Zero Lot Line (A2.6) on property located on the east side of Staring Lane, south of King's Hill Avenue, on Lot B, C, and D of Silverside Plantation. Section 53, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) **Related to S-9-21** [Application](#)
19. **S-9-21 Silverside Cove Subdivision** Proposed major subdivision with public streets on property located on the east side of Staring Lane, south of King's Hill Avenue, on Lot B, C, and D of Silverside Plantation (Council District 12-Racca) **Related to 48-21** [Application](#)
20. **Case 49-21 4715 Bennington Avenue** To rezone from Commercial Alcoholic Beverage (restaurant) (C-AB-1) and Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) to Light Commercial Two (LC2) on property located on the north side of Bennington Avenue, east of Valley Creek Drive, on Lots 48-A-1-A, 60, 61 and 62 of the Concord Park, Second Filing. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#)
21. **Case 50-21 641 and 661 Dove Street** To rezone from General Residential (A4) to Neighborhood Commercial (NC) on property located on the north side of Dove Street, west of Scenic Highway Frontage Road, on Lots 5 and 6 of the University Place, Square 8. Section 74, T6S, R1W, GLD, EBRP, LA (Council District 2-Banks) [Application](#)
22. **Case 52-21 545 South Foster Drive** To rezone from Light Commercial to Commercial Alcoholic Beverage (restaurant) (C-AB-1) on property located on the east side of South Foster Drive, south of Government Street, on Lot 6-A-1 of Capital Heights, Square 14. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
23. **TND-1-07 Rouzan, Concept Plan Revision 15** Revise uses to include medium density residential and add low density residential increasing the overall unit count from 750 to 805, on property located south of Perkins Road, east of Glasgow Avenue, on Tracts RZ-2, RZ-3-A, RZ-3-B, RZ-3-C, RZ-3-D, RZ-3-E, and RZ-4, Blocks B1, B2, C1, C2, G, and a 0.896 ac of an Undesignated Tract of the Richland Plantation; and Lots 1 through 26 of Rouzan Phase 3A, Lots 27 through 37, 38A, 38B, 39 through 47-A, 49-A, 50-A, 52-A, 53-A, 55-A, 56-A, 58-A, of Rouzan Phase 3C, Tracts G-1, G-2, G-3, G-4 and G-5 of Rouzan, Phase 3. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Racca) [Application](#)

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

24. **PUD-4-09 Long Farm, Concept Plan Revision 6** Proposed establishment of "low/medium density residential" designation, reduced green open space, and increased lake area, on property located on the north side of Airline Highway, east of Baringer Foreman Road, on Lots 1-159, Alley Tract C, D, C-1, C-2, GS-3, GS-3-A, GS-4, GS-5, GS-6, P-1, P-S, Remainder of Tract P-2, Tract A-1-A-1-C, Tract A-1-A-2-A, Tract A-1-A-2-B, Tract A-1-A-2-C, Tract A-1-A-2-D, Tract A-1-A-1-A-3-A-1-A, Tract A-1-A-3-A-1-B, Tract A-1-A-3-A-5, Tract A-1-A-

3-B-1, Tract A-1-A-3-B-2, Tract A-1-C, Tract C, Tract P-3-A, Tract P-3-B, Tract P-4-A, Tract P-4-B, Tract P-4-C, Tract ROW-P-4, Tract RPS, Tract-U01, and Tract Z-1 of the Russell Long Property. Sections 50, 51, and 52, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)

25. **PUD-4-09** **Long Farm, Phase V, Final Development Plan**, Proposed low density single family subdivision located on the north side of Airline Highway, east of Baringer Forman Road on Lot Z-1 of the Russell Long Property. Section 52, T8S, R2E, GLD, EBRP, LA (Council District 9-Hudson) [Application](#)
26. **CUP-2-21** **Home Builders Association of GBR, Lot 5-C, Hundred Oaks** Proposed office building, on property located on the west side of South Acadian Thruway, north of Interstate 10, on Lot 5-C of the Hundred Oaks Park Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
27. **CUP-3-21** **Home Builders Association of GBR, Lot 5-C, Hundred Oaks** Proposed office building, on property located on the west side of South Acadian Thruway, north of Interstate 10, on Lot 5-D of the Hundred Oaks Park Subdivision. Section 96, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)

#### **COMMUNICATIONS**

##### **DIRECTOR'S COMMENTS**

##### **COMMISSIONERS' COMMENTS**

#### **ADJOURN**